



**D, 903 44 Street SE  
Calgary, Alberta**

**MLS # A2292053**



**\$249,900**

<b>Division:</b>	Forest Lawn		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	520 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Back Yard, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, Asphalt Shingle	<b>Condo Fee:</b>	\$ 0
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** NONE

This end-unit townhome presents an excellent opportunity for first-time home buyers or investors looking to add value. Featuring 2 bedrooms and 1 full and a half bathrooms, the home offers a functional layout with well-sized bedrooms, convenient in-suite laundry, and the added privacy of an end unit. Several renovations have been completed since 2022, providing a solid head start while still leaving room for your personal touches and future improvements. A standout feature of this property is no condo fees, helping keep monthly expenses low and making it an attractive option for both homeowners and investors seeking strong long-term potential. Ideally situated within walking distance to shopping, schools, parks, and the community centre, this location offers both convenience and lifestyle appeal. Whether you're entering the market or expanding your investment portfolio, this property delivers affordability, flexibility, and opportunity.